

WAYLAND AVENUE / WOODDALE AVENUE
ELMHURST AVENUE

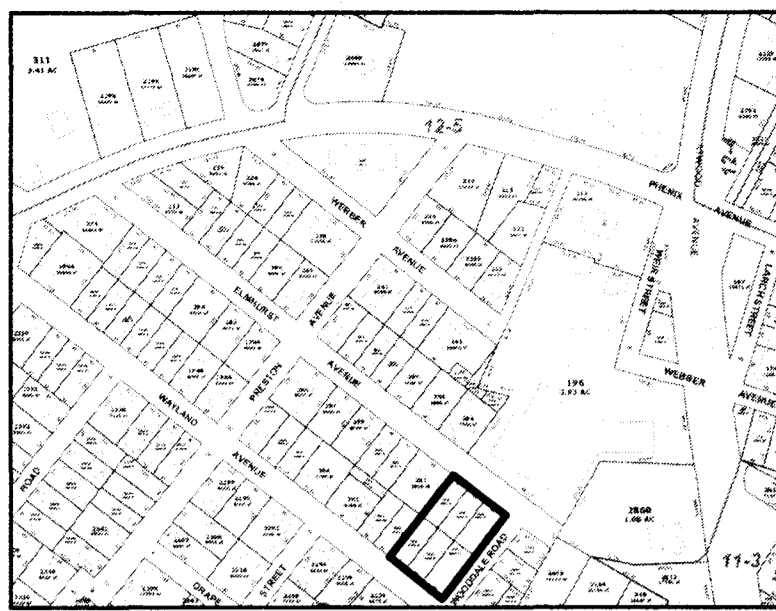
STREET INDEX

WAYLAND AVENUE

(50' PUBLIC)

ELMHURST AVENUE

(50' PUBLIC)



LOCUS MAP

ZONING DISTRICT A-6

MINIMUM LOT AREA	6,000 S.F.
MINIMUM LOT FRONTAGE	60 FT.
MINIMUM SETBACKS: FRONT	25 FT.
SIDE	8 FT.
REAR	20 FT.
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	30%

REFERENCE:

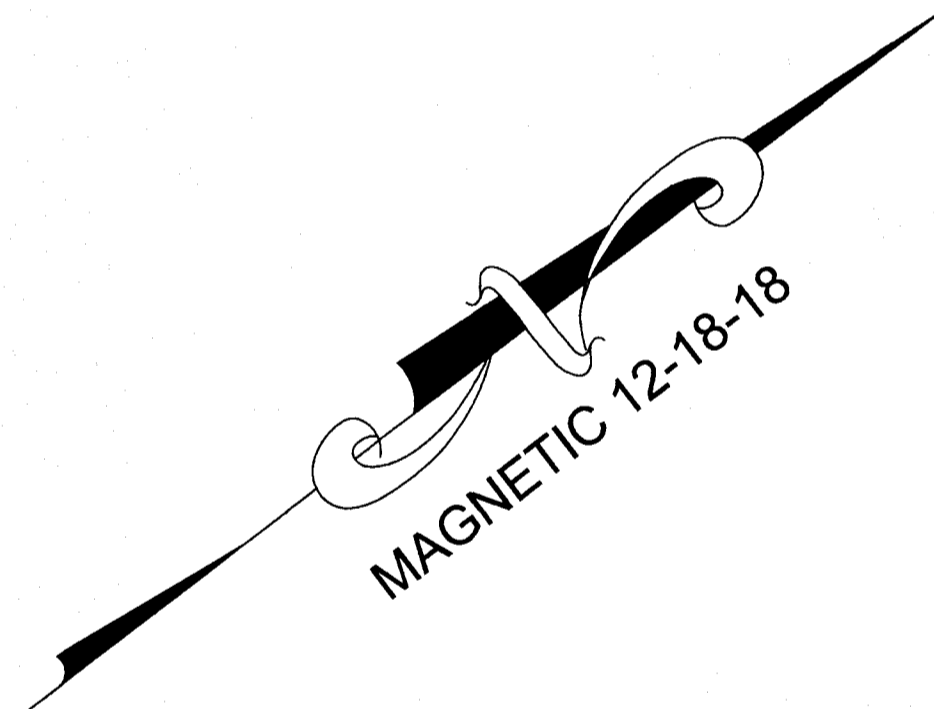
- DEED BK. 926 / PG. 636 DESIGNATED AS LOTS 23, 24, 25, 26, 27 & 28 ON PLAT: "PRESTON PARK CRANSTON, R.I. WALTER J. GRADY ENGINEER, NOV. 1910" PLAT CARD 201
- BOUNDARY STAKEOUT SURVEY A.P. 12-5 LOTS 3154 & 318, 111 WAYLAND AVENUE CRANSTON, R.I. SEPT. 8, 2016 REV. JUNE 26, 2018, PREPARED FOR OCEAN STATE BUILDERS, INC. BY OCEAN STAATE PLANNERS, INC. JOB 8864"

NOTE:

FEMA MAP 44007C0313H - 10/02/2015 - ZONE X

OWNER:

GARY S. & WHITE JEAN E. WHITE



RECORD PLAN

REPLAT OF PRESTON PARK LOTS 23, 24, 25, 26, 27 & 28

A.P. 12-5 / LOTS 294, 295, 296, 297, 298 & 299
145 WAYLAND AVENUE
CRANSTON, R.I.

SCALE: 1"= 10' DATE: MAY 21, 2021

PREPARED FOR:

GARY WHITE

96 LAKEDELL DRIVE
WARWICK, R.I. 02818

PREPARED BY:

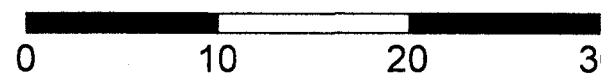
OCEAN STATE PLANNERS, INC.

1255 OAKLAWN AVENUE, CRANSTON, RI 02920

PHONE: (401) 463-9696 info@osplanners.com

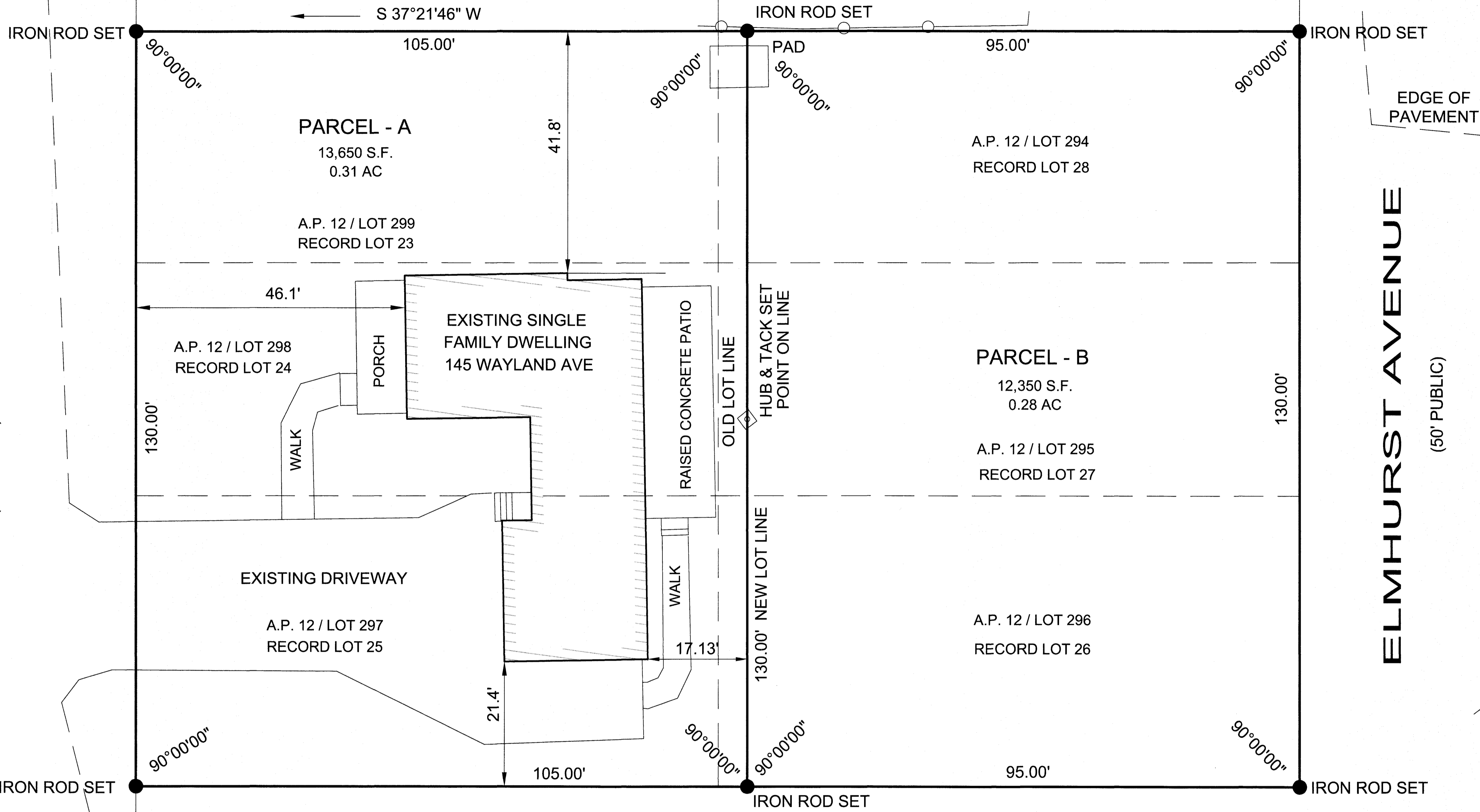
JOB NO. 9342 / DWG. NO. 9342 - (JNP)

GRAPHIC SCALE / 1" = 10'



A.P. 12 / LOT 300
N/F
STEPHEN J. SANQUIST & MELISSA L. CURTIS

A.P. 12 / LOT 262
N/F
DAVID J. & STEPHANIE A. PALIOTTA

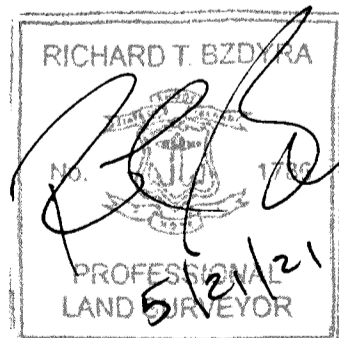


WOODDALE AVENUE

(40' PUBLIC)

EDGE OF PAVEMENT

GRAVEL



SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION:

LIMITED CONTENT BOUNDARY SURVEY CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

FOR A RECORD PLAN.

BY:  DATE: 5/21/21

BY: RICHARD T. BZDYRA, PLS: LICENSE #1786; COA # LS-A60

GRANITE BOUND FOUND

86.12' FIELD
86.00 RECORD

GRANITE BOUND FOUND

LOT / PARCEL	OLD AREA	NEW AREA
LOT 294	4,000 S.F.	0
LOT 295	4,000 S.F.	0
LOT 296	5,000 S.F.	0
LOT 297	5,000 S.F.	0
LOT 298	4,000 S.F.	0
LOT 298	4,000 S.F.	0
PARCEL - A	0	13,650 S.F.
PARCEL - B	0	12,350 S.F.